

Administrative Alternates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

| | |
|--|------------------------|
| Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i> | OFFICE USE ONLY |
| Section(s) of UDO affected: 7.2.5.C.1--requiring trash collection to be on the side or rear of buildings. Provide an explanation of the alternate requested, along with an applicant's statement of the findings <u>Please see attached</u> Provide all associated case plan numbers including zoning and site plan: SR-33-17 | Transaction Number |

| | | |
|---|--|--|
| Property Address 1216 Oberlin Road, Raleigh, NC 27608 | | Date July 6, 2017 |
| Property PIN 1704160209 & 1704161262 | Current Zoning OX-3 | |
| Nearest Intersection Wade Avenue, Oberlin Road and Annapolis Drive | | Property size (in acres) 1.53 |
| Property Owner Swan Lake Holdings, LLC Joe Gordon | Phone 919 832 3107 | Mail 8201 Devonshire Drive, F |
| | Email jgordon@carefirstanimalhospital.com | |
| Project Contact Person Site Collaborative, Attn: Graham Smith | Phone 919 805 3586 | Mail 727 Harcett Street. Suite |
| | Email graham@sitecollaborative.com | |
| Property Owner Signature  | Email jgordon@carefirstanimalhospital.com | |
| Notary Sworn and subscribed before me this <u>5</u> day of <u>July</u> , 20 <u>17</u>  | Notary Signature and Seal  | |

Care First Animal Hospital.
SR-33-17
Administrative Alternate Request

Findings of Fact
July 6, 2017

The Applicant, Swan Lake Holdings, LLC, requests an Administrative Alternate pursuant to UDO section 10.2.17 to UDO section 7.2.5.1, which requires: “trash collection, trash compaction, recycling collection and other similar service areas shall be located to the side or rear of buildings and must be screened from view from adjacent property or public street right-of-way (not including an alley)”.

The subject property is a corner lot, located north of Wade Avenue, east of Oberlin Road and south of Annapolis Drive. Given this location, the property is unique in having three frontages. Oberlin Road has been designated as the primary frontage, and therefore the front yard faces Oberlin Road. The applicant proposes to locate the dumpster in this front yard. As part of the application, landscaping will be provided along both the Oberlin Road and Annapolis Drive frontages, as well as internal site landscaping and other improvements.

- A. The approved administrative alternate meets the intent of the landscaping and screening regulations.

Finding: Given site topography, the proposed dumpster location minimizes its visibility. Both pedestrian and vehicular traffic on Oberlin will look over the dumpster, which is tucked into the corner at a lower level than the road and behind both a required screen wall and a retaining wall running parallel to Oberlin Road and Annapolis Drive. The proposed finished elevation of the dumpster pad is approximately 403 feet, and the grade of the sidewalk at the corner of Oberlin Road and Annapolis Drive is 409 feet. Both the top of the retaining wall that runs parallel to Oberlin Road and the top of the screen wall will be approximately 409 feet, therefore both pedestrians and drivers will look over the dumpster rather than into it. Landscaping will be provided between the sidewalk and the retaining wall to further screen pedestrians and cars from the top of the dumpster.

The dumpster is screened from view of pedestrian and vehicular traffic along Annapolis Road by the retaining wall, which will run approximately 75 feet along Annapolis Drive, the required screen wall, and the Type C3 landscape buffer.

Wade Avenue is located well below the property, blocking the view of the dumpster.

- B. The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans.

Finding: The proposed location of the dumpster complies with section the Access Standards of the City of Raleigh Solid Waste Manual, which requires for circular through movement to avoid back up movements (page 3). It also will ensure a level pad for safe trash storage and removal.

Locating the dumpster in a less visible location eliminates visual clutter, which was identified as an issue in the Urban Design section of the 2030 Comprehensive Plan.

The project will provide enhanced landscaping consistent with the UDO. This landscaping will improve the pedestrian environment, consistent with Comprehensive Plan Policy AP-WO-7 Oberlin Road Main Street, which recommends Oberlin Road should evolve as the “main street” of the area, with improved pedestrian amenities and streetscaping.

- C. The approved administrative alternate is considered equal to or better than the standard.

Finding: Given the three lot frontages, the proposed location of the dumpster provides less visibility than if it were placed in a side or rear yard while also providing the most efficient use of site pavement by reducing impervious surface that would otherwise be needed.

If placed in the side yard adjacent to Annapolis Drive, the grades along both Annapolis Drive and internal to the site would impede waste management trucks access as it would require significant uphill backing up maneuvers for trucks that would create unsafe conditions not in compliance with the standards of the Solid Waste Manual. Additionally, locating the dumpster in the side yard along Annapolis Drive would be more visible to pedestrians and vehicular traffic as it would be closer to the street and at a similiar level to the sidewalk grade than the proposed location.

If placed in the side yard along Wade Avenue, the dumpster enclosure would be difficult to access and would require construction of a truck access paralleling Wade Avenue. This would require additional and unnecessary pavement. It would also sit along the most visible and heavily travelled corridor of the three frontages.

If placed along in the rear yard, it would be highly visible to the neighboring building to the east and would also require additional and unnecessary pavement.

OBERLIN ROAD
VARIABLE WIDTH
PUBLIC RIGHT OF WAY
NCDOT ROADWAY 1733
AVENUE 2 LANE DIVIDED

PROPOSED DUMPSTER
LOCATION

ANNAPOLIS DRIVE
70' PUBLIC RIGHT OF WAY

WILSON TMP METH EPIS CH
PIN: 1704160531
USE: TWOFAM
ZONE: RESIDENTIAL 6 (R-6)

NCATL PROPERTIES INC
PIN: 1704163532
USE: OFC GROSS
ZONE: OFFICE MIXED USE (OX-3)

TRITON ANNAPOLIS LLC
PIN: 1704162174
USE: OFC GROSS
ZONE: OFFICE MIXED USE (OX-3)

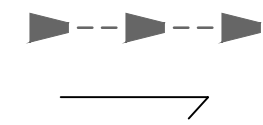
NOT TO EXCEED
3:1 SLOPE

NOT TO EXCEED
3:1 SLOPE

NOT TO EXCEED
3:1 SLOPE

WADE AVENUE
VARIABLE WIDTH
PUBLIC RIGHT OF WAY
NCDOT ROADWAY 1728
AVENUE 4 LANE DIVIDED

BUILDING
25,000 S.F.
2 FLOORS WITH
PARKING BELOW



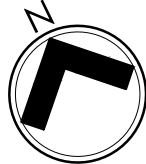
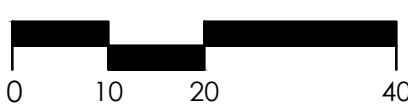
GRADING NOTES

1. ORIGINAL TOPOGRAPHIC INFORMATION SHOWN AS 'EXISTING' ON THIS PLAN HAS BEEN COMPILED FROM SURVEY DATA PROVIDED BY JOHN A. EDWARDS AND COMPANY. CONTRACTOR TO FIELD VERIFY ALL INFORMATION AND REPORT ANY DISCREPANCIES.
2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO CONTRACTOR FOR ANY WORK DONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
3. INSPECTOR REFERS TO AUTHORIZED REGULATORY AGENCY SEDIMENTATION AND EROSION CONTROL INSPECTOR OR HIS/HER REPRESENTATIVE. FIELD INSPECTIONS MAY REQUIRE ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS DEEMED NECESSARY BY THE INSPECTOR, CLIENT, AND/OR CLIENT'S REPRESENTATIVES.
4. CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CITY OF RALEIGH EROSION AND SEDIMENT CONTROL MANUAL.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL METHODS DURING CONSTRUCTION, AND THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT EROSION CONTROL METHODS AFTER CONSTRUCTION IS COMPLETE, IF ANY PERMANENT METHODS ARE REQUIRED.
6. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING.
7. DURING UNSUITABLE GROWING SEASONS, MULCH WILL BE USED AS A TEMPORARY COVER ON SLOPES THAT ARE 4:1 OR STEEPER. MULCH WILL BE ANCHORED.
8. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE. PLEASE CALL THE REGULATORY AUTHORITY FOR AN INSPECTION.
9. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES EVERY 7 DAYS AND AFTER EACH SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) AND DOCUMENT WITH INSPECTION REPORTS.
10. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE.
11. LOCATE STOCKPILES UPSLOPE FROM EROSION CONTROL MEASURES. ALL SOIL STOCK PILES SHALL HAVE APPROPRIATE EROSION CONTROL PER THE LATEST VERSION OF THE CITY OF RALEIGH EROSION AND SEDIMENT CONTROL MANUAL INCLUDING SEEDING AND SILT FENCE AROUND THE BASE OF THE STOCK PILE.

| GRADING LEGEND | |
|----------------|-----------------------------------|
| KEY | DESCRIPTION |
| FG | FINISH GRADE |
| MG | MEET GRADE |
| HP | HIGH POINT |
| HPS | HIGH POINT OF SWALE |
| LP | LOW POINT |
| BS | BOTTOM OF STAIRS |
| TS | TOP OF STAIRS |
| BC | BOTTOM OF CURB |
| TC | TOP OF CURB |
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| | ACCESSIBLE ROUTE |
| | SLOPE DIRECTION - POINTS DOWNWARD |
| | GRADE BREAK |

| IMPERVIOUS CALCULATION | |
|-------------------------------|---------------|
| DESCRIPTION | AREA (SQ.FT.) |
| DISTURBED AREA | 66,647 |
| Impervious (Pre-Development) | 51,572 |
| Impervious (Post-Development) | 49,434 |

SCALE: 1" = 20'



REUSE OF DOCUMENT
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CARE FIRST ANIMAL HOSPITAL
SWAN LAKE HOLDINGS LLC
1216 Oberlin Road Raleigh, NC 27608

PROJECT NUMBER:
16058

PROJECT PHASE:
SITE PLAN
SUBMITTAL

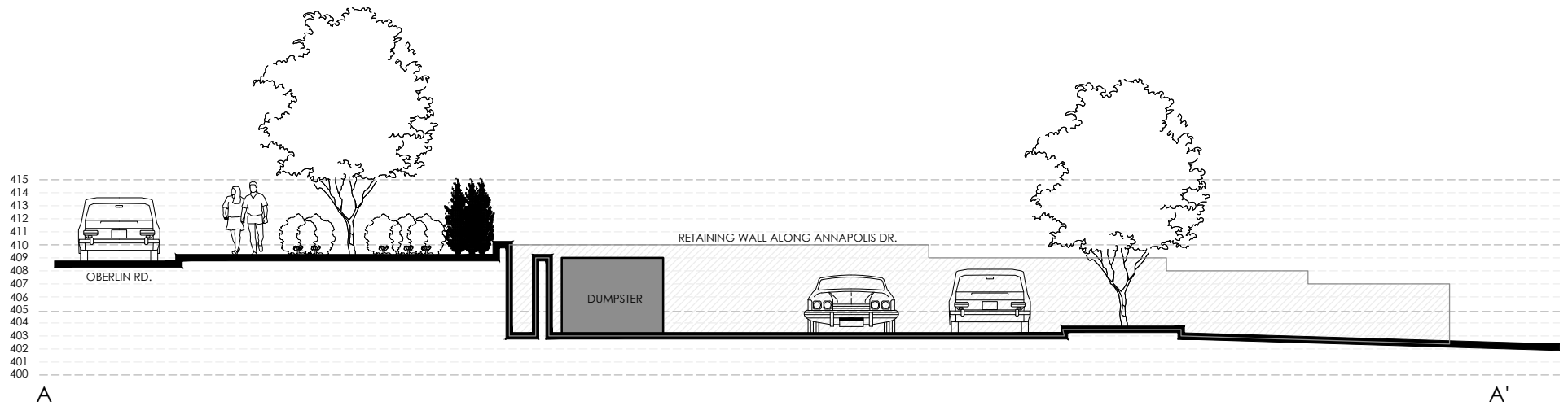
DATE:
03.27.2017

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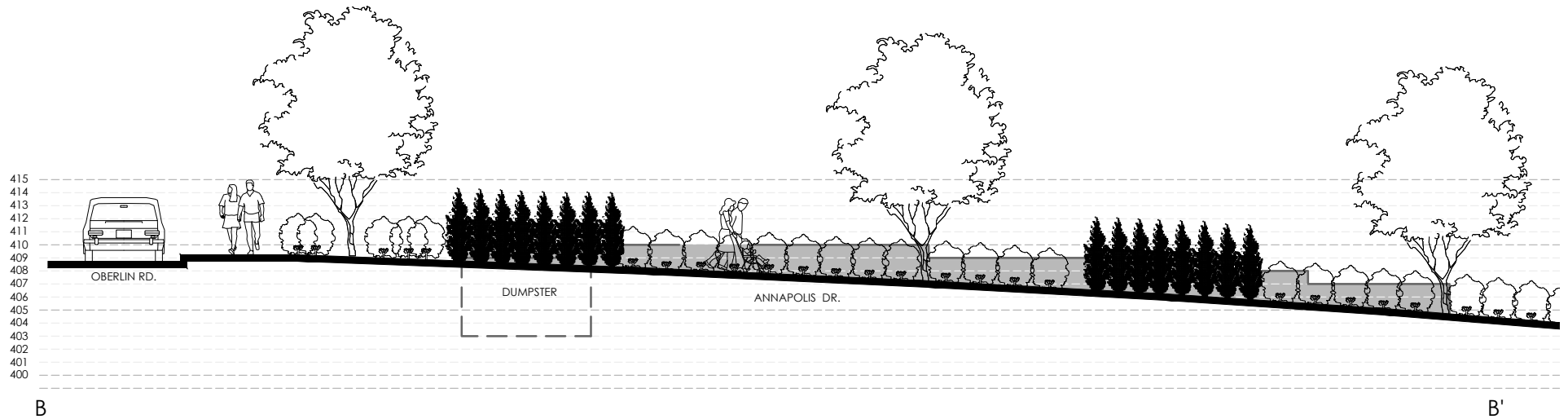
SHEET TITLE:
GRADING
PLAN

SHEET NUMBER:

L300



SECTION A - VIEW ACROSS SITE FROM OBERLIN RD.

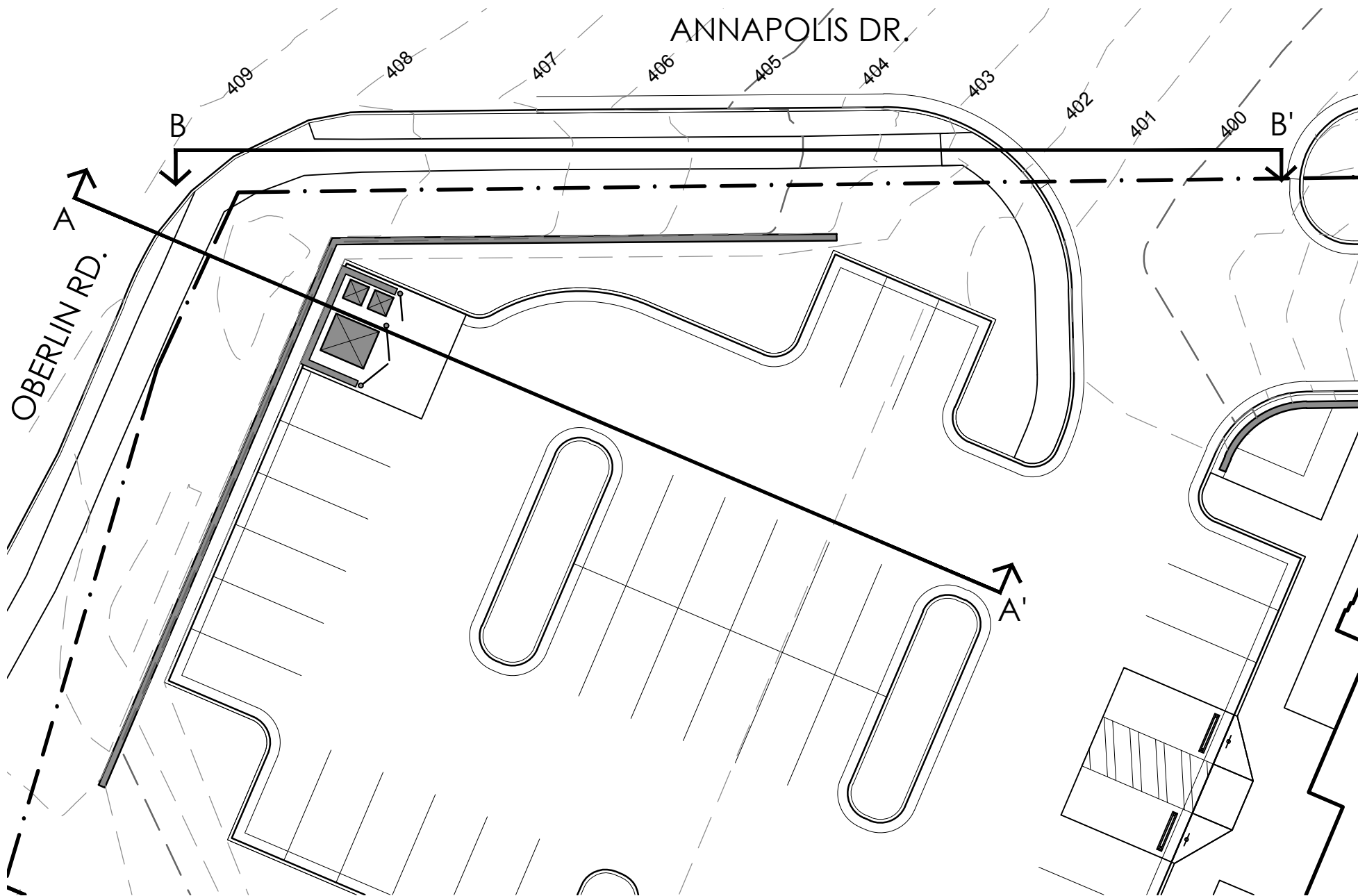


SECTION B - VIEW ALONG ANNAPOLIS DRIVE LOOKING INTO SITE

CARE FIRST ANIMAL HOSPITAL
SR-33-17
ADMINISTRATIVE ALTERNATE REQUEST

SCALE: 1" = 10'





SECTION CUT KEY

CARE FIRST ANIMAL HOSPITAL
SR-33-17

ADMINISTRATIVE ALTERNATE REQUEST

SCALE: 1" = 20'

